

Agenda - revised 11-17-16
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
November 2, 2016
1:30 p.m.
Room 208, City Hall

1. **Call to order.**
2. **A public hearing to consider each of the following;**

APPEAL #10867 - Appeal filed by Garcia Holdings II, LLC from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior exterior alterations (tenant finish for bar/restaurant/outdoor patio) 1st Floor at 3723-25 S. Kingshighway.

WARD 10 #AB-530723-16 ZONE: "F" – Neighborhood Commercial District

APPEAL #10868 - Appeal filed by Pinnacle Contracting, Inc. from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a 15,500 sq. ft. addition, per plans, to expand the trailer service center at 9010 Hall St.

WARD 2 #AB-530649-16 ZONE: "K" – Unrestricted District

APPEAL #10869 - Appeal filed by RF Alternatives and T-Mobile from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a 100' Monopole Telecommunication Tower w/antennas/equipment at 3100 Dr. Martin Luther King

WARD 19 #AB-531092-16 ZONE: "G" – Local Commercial and District

APPEAL #10870 - Appeal filed by Matthew James Fernandez from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a detached garage w/2nd story studio apartment, per plans, zoning only at 1227 North Market.

WARD 5 #AB-531085-16 ZONE: "F" – Neighborhood Commercial District

APPEAL #10871 - Appeal filed by Oculus Inc from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct commercial building, restaurant and bar w/front patio seating, meeting space and 2 white-box spaces) per plans, zoning only at 3700-3710 Laclede and 11 S. Spring.

WARD 17 #AB-531237-16 ZONE: "G" – Local Commercial and District

APPEAL #10872 - Appeal filed by Paul J. Marshall from the determination of the Board of Public Service in the denial to authorize the Appellant to do a boundary adjustment at 6155-65 Columbia and 6154 Simpson.

WARD 24 #BPS-123031 ZONE: "C" – Multiple Family Dwelling District

3. **Deliberations on the above hearings**
4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on October 27, 2016.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Mary Ellen Ponder, Mayor's Office
Michelle Petersen, Neighborhood Business Development Director
Rebecca Wright, City Counselor's Office
Richard Gray, Director of Public Safety
Otis Williams, SLDC
Dotti Pennington, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Don Roe, PDA
Sherran White, Building Inspection Section
Renee Cooley, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
Rebecca Wright, City Counselor's Office
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
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